

FOR SALE

NewQuest +/- .44 ACRES  
**FOR SALE**  
281.477.4384  
www.newquest.com  
Glenn Dickerson

  
Velocity  
Cad Designs

 NewQuest

**35243 HIGHWAY 249**

35243 Highway 249 | Magnolia, Texas  
Small Office and Storage on Highway 249 For Sale

**Glenn Dickerson**  
281.477.4384 | [gdickerson@newquest.com](mailto:gdickerson@newquest.com)

**Anders Fry**  
281.640.0144 | [afry@newquest.com](mailto:afry@newquest.com)

## 0.44 Acres Available For Sale in Magnolia, Texas

**Glenn Dickerson**

gdickerson@newquest.com  
281.477.4384

**Anders Fry**

afry@newquest.com  
281.640.0144

- Ideal for retail or commercial development
- Easy access to FM 1774, FM 149 and SH 249
- Just south of Magnolia on extremely busy FM 1774
- 3,600 SF office building and a 2,310 SF storage building on site
- Septic tank on site

<b>Approximate Size:</b>	0.44 acres with 3,600 SF building and 2,310 SF building
<b>Price:</b>	Call for Pricing
<b>Utilities:</b>	Has septic and electricity
<b>Restrictions:</b>	None
<b>Engineering/ Detention:</b>	TBD
<b>School District:</b>	Magnolia ISD
<b>Frontage:</b>	±95 ft on Hwy 249 (FM 1774)
<b>Traffic Counts</b>	FM 1774 - 26,466 vpd Hwy 249/Aggie Expressway - 28,571 vpd



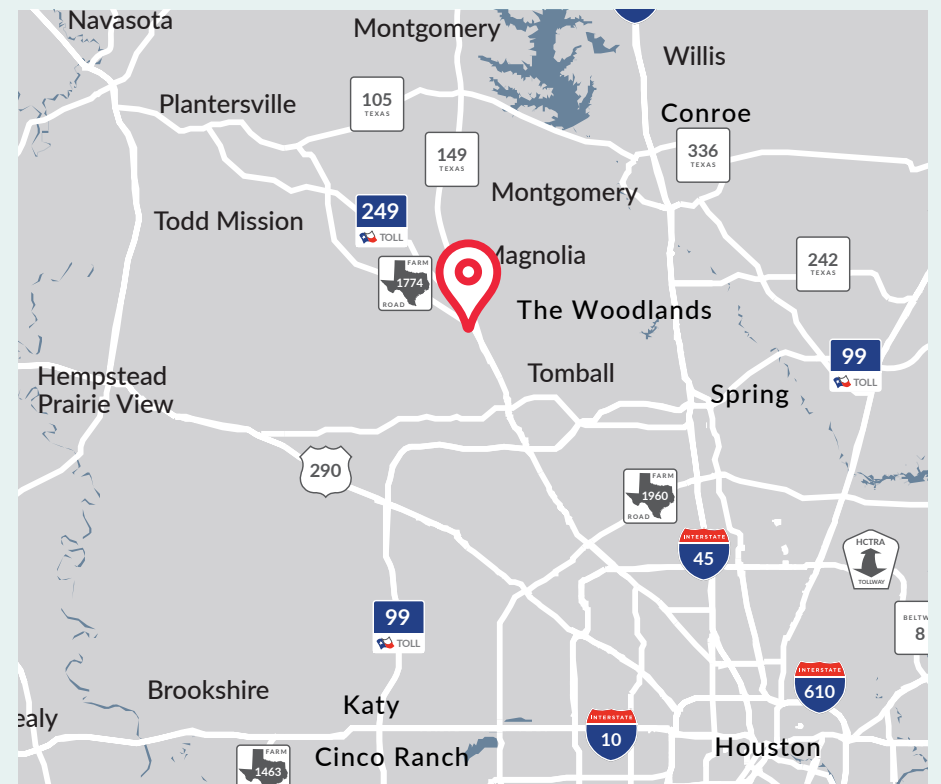
**39% POPULATION GROWTH**  
within 5 miles from 2020 to 2023



**\$150K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



**65,316 POPULATION**  
within 5 miles





TxDot Traffic Counts as of 2024

05.25 | 01.25



TxDot Traffic Counts as of 2024

05.25 | 01.25

# Demographics

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	924	6,858	21,901
Current Population	2,698	20,833	66,669
2020 Census Average Persons per Household	2.92	3.04	3.04
2020 Census Population	2,034	16,046	47,075
Population Growth 2020 to 2023	32.69%	29.84%	41.62%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	11.46%	10.60%	12.64%
2 Person Households	38.20%	38.38%	37.32%
3+ Person Households	50.33%	51.02%	50.04%
Owner-Occupied Housing Units	87.21%	84.05%	80.95%
Renter-Occupied Housing Units	12.79%	15.95%	19.05%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	74.47%	70.20%	71.00%
Black or African American	4.73%	4.17%	4.67%
Asian or Pacific Islander	2.07%	1.59%	1.74%
Other Races	18.26%	23.13%	21.65%
Hispanic	23.58%	29.48%	28.22%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$168,237	\$162,810	\$160,166
Median Household Income	\$147,516	\$119,902	\$125,449
Per Capita Income	\$57,540	\$54,762	\$54,400
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	21.53%	27.54%	25.89%
Estimated Bachelor's Degree	27.27%	21.24%	22.35%
Estimated Graduate Degree	12.54%	11.71%	12.00%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	40.6	38.8	38.4

# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>420076</b> License No.	- Email	<b>281.477.4300</b> Phone
<b>H. Dean Lane, Jr.</b> Designated Broker of Firm	<b>366134</b> License No.	<b>dlane@newquest.com</b> Email	<b>281.477.4300</b> Phone
<b>H. Dean Lane, Jr.</b> Licensed Supervisor of Sales Agent/Associate	<b>366134</b> License No.	<b>dlane@newquest.com</b> Email	<b>281.477.4300</b> Phone
<b>Glenn Dickerson</b> Sales Agent/Associate's Name	<b>542479</b> License No.	<b>gdickerson@newquest.com</b> Email	<b>281.477.4384</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.